

ENTERED

June 14, 2024

Nathan Ochsner, Clerk

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF TEXAS
HOUSTON DIVISION****IN RE:****GALLERIA 2425 OWNER, LLC,****Debtor.**§
§
§
§
§
§**CASE NO: 23-34815****CHAPTER 11****HEARING ORDER**

The Court notes that various hearings/motions are scheduled on June 17, 2024, in this case. To aid counsel and witnesses the Court issues this hearing order.

The Court intends to call and hear matters in this order.

- (1) Motion of Trustee for Protective Order (ECF No. 467).
- (2) Motion to Prohibit Credit Bidding (ECF No. 353), Objection of National Bank of Kuwait, S.A.K.P. (ECF No. 455). This hearing will conclude on June 17, 2024. Parties and witnesses are **advised to be available outside of regular business hours on June 17, 2024.**
- (3) Plan Confirmation (ECF 194), Objection of City of Houston, Houston Community College System and Houston Independent School District (ECF No. 286), Objection of CC2 TX, LLC (ECF No. 454), Objection by Debtor (ECF No. 409), Objection by 2425 WL, LLC (ECF No. 401).

Parties are additionally notified that if the Court hearings are not concluded on June 17, 2024, they will resume at 9:00 a.m. **on the Federal Holiday of June 19, 2024.**

Parties may appear in person in the Houston Division or remotely by video and telephone. Connection instructions are available on the Court's website;¹ however, the hearings will not be delayed or postponed due to technical difficulties, failure to remotely connect by video or telephone, disconnections, or sound difficulties. Excessive background noise is not allowed, and the Court will disconnect any parties whose telephone connection interrupts the scheduled hearing. Parties are encouraged to mute telephones except while speaking on the record. You any test video and telephone connections prior to any scheduled hearing. Headsets are recommended, the use of speaker phones and cell phones are discouraged but not disallowed. Parties may email mario_rios@txs.uscourts.gov to schedule video and telephone testing.

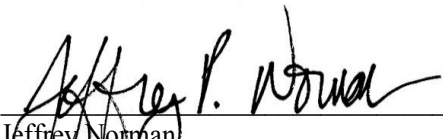
Exhibits must be filed on CM/ECF, referenced by CM/ECF number during testimony, and must be presented electronically by the proponent. The Court will not present your exhibits. Paper exhibits are not allowed.

¹ <https://www.txs.uscourts.gov/page/united-states-bankruptcy-judge-jeffrey-p-norman>

All parties shall appear by separate video and telephone connections. Witnesses shall be isolated from all parties and may not reference electronic or written materials that are not presented electronically via the Court's electronic evidence system or via gotomeeting. The Court reserves the right to strike the testimony of any witness for any violation.

SO ORDERED.

SIGNED 06/14/2024



Jeffrey Norman
United States Bankruptcy Judge

United States Bankruptcy Court
Southern District of Texas

In re:
Galleria 2425 Owner, LLC
Azeemeh Zaheer
Debtors

Case No. 23-34815-jpn
Chapter 11

CERTIFICATE OF NOTICE

District/off: 0541-4
Date Rcvd: Jun 14, 2024

User: ADIuser
Form ID: pdf002

Page 1 of 4
Total Noticed: 12

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 16, 2024:

Recip ID	Recipient Name and Address
db	+ Galleria 2425 Owner, LLC, 1001 West Loop South 700, Houston, TX 77027-9084
cr	+ 2425 WL, LLC, 2425 West Loop South 11th floor, Houston, TX 77027-4304
cr	Ali Choudhri, 24256 West Loop South, 11th Floor, Houston, TX 77027
cr	+ Arin-Air Inc., c/o Smith & Cerasuolo, LLP, 7500 San Felipe, Suite 777, Houston, TX 77063-1709
cr	+ CC2 TX, LLC, c/o Howard Marc Spector, Spector & Cox, PLLC, 12770 Coit Road Suite 850, Dallas, TX 75251-1364
cr	+ Hayward PLLC, c/o Melissa Hayward, 10501 N. Central Expy., Ste. 106, Dallas, TX 75231-2203
cr	+ Jetall Companies, Inc., 1001 W. Loop South, Suite 700, Houston, TX 77027-9033
cr	+ Rodney Drinnon, McCathern Houston, 2000 W Loop S, Ste. 1850, Houston, TX 77027-3744

TOTAL: 8

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	Email/Text: houston_bankruptcy@LGBS.com	Jun 14 2024 20:15:00	City of Houston, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064
cr	Email/Text: taxbankruptcy.cao@harriscountytexas.gov	Jun 14 2024 20:15:00	Harris County, ATTN: Property Tax Division, Harris County Attorney's Office, P.O. Box 2928, Houston, TX 77252-2928, UNITED STATES
cr	Email/Text: houston_bankruptcy@lgbs.com	Jun 14 2024 20:15:00	Houston Community College System, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064
cr	Email/Text: houston_bankruptcy@LGBS.com	Jun 14 2024 20:15:00	Houston ISD, Linebarger Goggan Blair & Sampson LLP, c/o Tara L. Grundemeier, PO Box 3064, Houston, TX 77253-3064

TOTAL: 4

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
aty		Jack Rose
cr		2425 West Loop, LLC
dft		Azeemeh Zaheer
intp		Landry's Inc.
cr		National Bank of Kuwait, S.A.K.P., New York Branch
cr		Sonder USA Inc.

TOTAL: 6 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

District/off: 0541-4
Date Rcvd: Jun 14, 2024

User: ADIuser
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Total Noticed: 12

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 16, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 14, 2024 at the address(es) listed below:

Name	Email Address
Andrew M. Troop	on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch andrew.troop@pillsburylaw.com, nydocket@pillsburylaw.com
Andrew M. Troop	on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch andrew.troop@pillsburylaw.com, nydocket@pillsburylaw.com
Andrew M. Troop	on behalf of Creditor National Bank of Kuwait S.A.K.P., New York Branch andrew.troop@pillsburylaw.com, nydocket@pillsburylaw.com
Broocks Wilson	on behalf of Creditor Sonder USA Inc. mack.wilson@keanmiller.com
Charles Clayton Conrad	on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch charles.conrad@pillsburylaw.com, nancy.jones@pillsburylaw.com;docket@pillsburylaw.com
Charles Clayton Conrad	on behalf of Creditor National Bank of Kuwait S.A.K.P., New York Branch charles.conrad@pillsburylaw.com, nancy.jones@pillsburylaw.com;docket@pillsburylaw.com
Charles Clayton Conrad	on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch charles.conrad@pillsburylaw.com, nancy.jones@pillsburylaw.com;docket@pillsburylaw.com
Christopher R Murray	on behalf of Trustee Christopher R Murray chris@jonesmurray.com 9799263420@filings.docketbird.com
Christopher R Murray	chris@jonesmurray.com crm@trustesolutions.net
D. Hunter Polvi	on behalf of Plaintiff Naissance Galleria LLC polvih@passmanjones.com
David Neal Stern	on behalf of Creditor 2425 WL LLC dstern@bn-lawyers.com, plevine@bn-lawyers.com;cchristensen@bn-lawyers.com;mcalderson@bn-lawyers.com
David W Tang	on behalf of Defendant Azeemeh Zaheer airtang@gmail.com
Gary F Cerasuolo	on behalf of Creditor Arin-Air Inc. gary.cerasuolo@sbcglobal.net
Howard Marc Spector	on behalf of Creditor CC2 TX LLC hspector@spectorcox.com, sshank@spectorcox.com;ahawkins@spectorcox.com;slthorn@spectorcox.com;sarah@spectorcox.com;hspector@ecf.courtdrive.com;sarah@spectorcox.com;sarah@spectorcox.com;hspector@ecf.courtdrive.com
James Q. Pope	on behalf of Debtor Galleria 2425 Owner LLC ecf@thepopelawfirm.com, jpope@jubileebk.net
James Q. Pope	on behalf of Plaintiff Galleria 2425 Owner LLC ecf@thepopelawfirm.com jpope@jubileebk.net
James Q. Pope	

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	on behalf of Plaintiff Naissance Galleria LLC ecf@thepopelawfirm.com, jpope@jubileebk.net
James Robert MacNaughton	on behalf of Creditor 2425 West Loop LLC robert@porterpowers.com
Jana Smith Whitworth	on behalf of U.S. Trustee US Trustee jana.whitworth@usdoj.gov
Jeannie Lee Andresen	on behalf of Creditor City of Houston houston_bankruptcy@lgbs.com chymel@dorelaw.com
Jeannie Lee Andresen	on behalf of Creditor Houston Community College System houston_bankruptcy@lgbs.com chymel@dorelaw.com
Jeannie Lee Andresen	on behalf of Creditor Houston ISD houston_bankruptcy@lgbs.com chymel@dorelaw.com
Jeffrey W Steidley	on behalf of Plaintiff Ali Choudhri Jeff@texlaw.us
Jeffrey W Steidley	on behalf of Debtor Galleria 2425 Owner LLC Jeff@texlaw.us
Jennifer Lea MacGeorge	on behalf of Creditor Jetall Companies Inc. jmac@jlm-law.com
Jennifer Lea MacGeorge	on behalf of Plaintiff Naissance Galleria LLC jmac@jlm-law.com
Kyung Shik Lee	on behalf of Plaintiff Christopher Murray kslee50@gmail.com Courtnotices@kasowitz.com
Kyung Shik Lee	on behalf of Trustee Christopher R Murray kslee50@gmail.com Courtnotices@kasowitz.com
Lloyd A. Lim	on behalf of Creditor Sonder USA Inc. lloyd.lim@keanmiller.com rachel.kubanda@keanmiller.com;teresa.miller@keanmiller.com;mack.wilson@keanmiller.com;michelle.friery@keanmiller.com
Mark Edwin Smith	on behalf of Creditor 2425 WL LLC msmith@porterhedges.com
Melissa S Hayward	on behalf of Creditor Hayward PLLC MHayward@HaywardFirm.com Mholmes@HaywardFirm.com
Patrick L Hughes	on behalf of Interested Party Landry's Inc. hughesp@haynesboone.com kenneth.rusinko@haynesboone.com;patrick.hughes@haynesboone.com;jodi.valencia@haynesboone.com
R. J. Shannon	on behalf of Plaintiff Christopher Murray rshannon@shannonleellp.com rshannon@shannonleellp.com;7044075420@filings.docketbird.com
R. J. Shannon	on behalf of Trustee Christopher R Murray rshannon@shannonleellp.com rshannon@shannonleellp.com;7044075420@filings.docketbird.com
Reese W Baker	on behalf of Plaintiff Galleria 2425 Owner LLC court docs@bakerassociates.net i.go@bakerassociates.net;igotnotices@gmail.com;court docsrbaker@gmail.com;reese.baker@bakerassociates.net;bakernotices@gmail.com;baker5151calendar@gmail.com;staff@bakerassociates.net;bakerassociates@jubileebk.net
Reese W Baker	on behalf of Debtor Galleria 2425 Owner LLC court docs@bakerassociates.net, i.go@bakerassociates.net;igotnotices@gmail.com;court docsrbaker@gmail.com;reese.baker@bakerassociates.net;bakernotices@gmail.com;baker5151calendar@gmail.com;staff@bakerassociates.net;bakerassociates@jubileebk.net
Reese W Baker	on behalf of Attorney Jack Rose court docs@bakerassociates.net i.go@bakerassociates.net;igotnotices@gmail.com;court docsrbaker@gmail.com;reese.baker@bakerassociates.net;bakernotices@gmail.com;baker5151calendar@gmail.com;staff@bakerassociates.net;bakerassociates@jubileebk.net
Rodney Lee Drinnon	on behalf of Creditor Rodney Drinnon rdrinnon@mccathernlaw.com eutmohlen@mccathernlaw.com;snunez@mccathernlaw.com;dclark@mccathernlaw.com;dchester@mccathernlaw.com
Rodney Lee Drinnon	on behalf of Defendant Azeemeh Zaheer rdrinnon@mccathernlaw.com eutmohlen@mccathernlaw.com;snunez@mccathernlaw.com;dclark@mccathernlaw.com;dchester@mccathernlaw.com
Ryan Steinbrunner	on behalf of Defendant National Bank of Kuwait S.A.K.P., New York Branch ryan.steinbrunner@pillsburylaw.com

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plevine@bn-lawyers.com;cchristensen@bn-lawyers.com;kparsley@bn-lawyers.com;mcalderson@bn-lawyers.com

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Susan R. Fuertes
on behalf of Creditor Harris County ATTN: Property Tax Division susan.fuertes@harriscountytexas.gov,
jo.falcon@harriscountytexas.gov;vriana.portillo@harriscountytexas.gov

Tara L Grundemeier
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Tara L Grundemeier
on behalf of Creditor Houston Community College System houston_bankruptcy@lgbs.com

Tara L Grundemeier
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TOTAL: 49